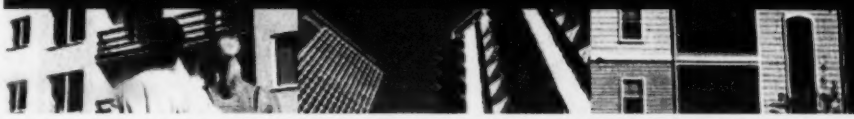
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Gatineau[1]



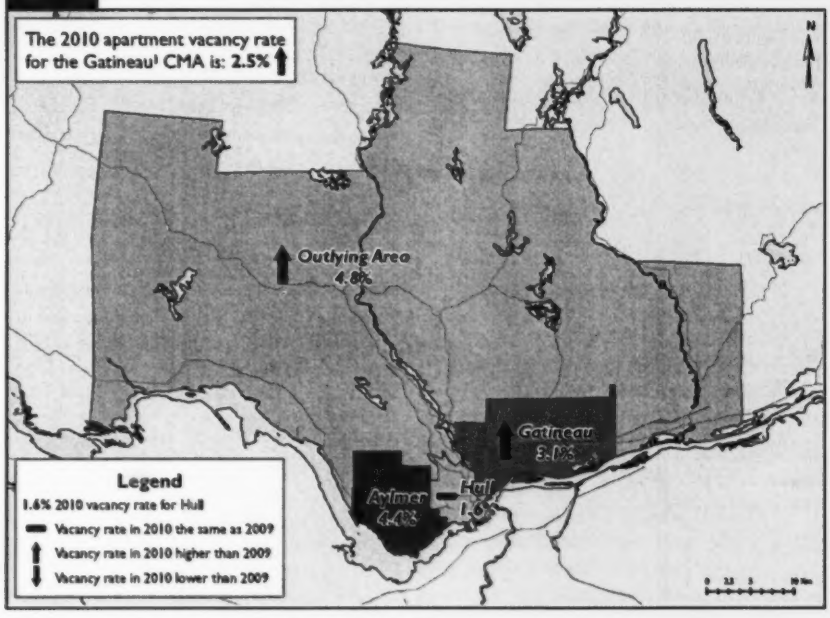
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights – Gatineau

- The vacancy rate in the Quebec part of the Ottawa-Gatineau CMA remained relatively stable, attaining 2.5 per cent in October 2010.
- The average rent for private rental apartments reached $691 per month this fall.
- The estimated change in the average rent was 2.1 per cent.

Figure 1



[1]Quebec part of Ottawa-Gatineau CMA

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Overall vacancy rate remains relatively stable

As was the case last year, according to the results of the October 2010 CMHC Rental Market Survey, the vacancy rate varied slightly in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA). In fact, the proportion of unoccupied units reached 2.5 per cent in October 2010, compared to 2.2 per cent at the same time the year before. The fact that there was a small year-over-year change resulted from two key opposing factors: a continued homeownership trend, which freed up rental units, and a strong migration to the area, which brought in new renters and therefore limited the easing of the market.

In 2009-2010, economic conditions favoured access to homeownership. Gains in employment recorded since the end of the recession in the spring of 2009 and the prospects of higher interest rates encouraged many renter households to take the plunge into homeownership. The increase in existing home sales and the high number of housing starts posted between July 2009 and June 2010—the 12-month period that generally corresponds to the term of a lease in Quebec—reflected the continued movement to homeownership in the area. In fact, the construction of condominium apartments, semi-detached homes and row houses rose again (+5 per cent) during this 12-month period. These housing types, usually more affordable than single-detached homes, are sought by renters accessing homeownership.

The addition of new units was another factor that likely contributed to ease the market. However, the pace of construction in this market segment remained slow in the last year. In fact, 270 rental units were completed in the 12-month period that ended in June 2010, down 23 per cent from the same period in each of the last two years.

Contrary to the two phenomena mentioned above, migration sustained demand on the rental market. In fact, the latest migration data available from Statistics Canada showed that, between 2008 and 2009, there were 3,500 more in-migrants than out-migrants. It should be specified that, just like in previous years, the international component of net migration contributed significantly to this result. Among the new residents who settled in the metropolitan area during this period, more than 1,000 came from abroad. This trend likely continued in 2009-2010, as the latest data provided by Quebec's Ministère de l'Immigration et des communautés culturelles revealed that, in the first half of this year, 25 per cent more immigrants stated that they intended to settle in the Outaouais region than during the same period in 2009.

Household formation among young people was another factor that restricted the softening of rental market conditions. According to the latest demographic projections of the Institut de la statistique du Québec, the number of people aged from 15 to 29 years increased by close to 850 in 2009 and by more than 500 in 2010. Supported by the growth in the labour market—with over 1,000 new full-time jobs created in the 15-24 years' age group from July 2009 to June 2010— this increase in the youth population certainly contributed to the formation of renter households in 2010.

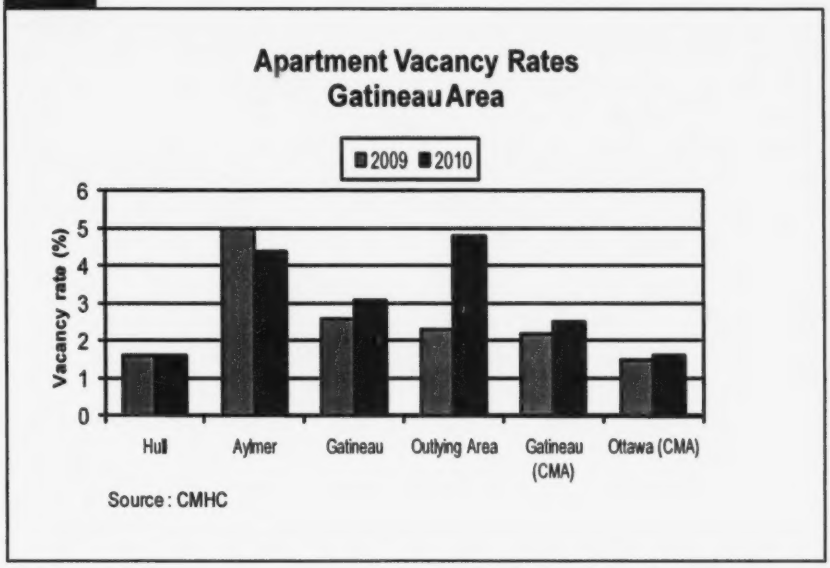
Market eases in the eastern part of the metropolitan area

The survey results revealed a softening of the market in the outlying sector. The vacancy rate reached 4.8 per cent in this sector this year, compared to 2.3 per cent in 2009. While the outlying sector includes all the areas of the Colline des Outaouais, the rental housing stock of this vast zone is concentrated in Buckingham and Masson-Angers. It was in the two eastern sectors of the city that the construction of semi-detached and row homes increased the most in the Gatineau area during the last completed lease year, that is, from July 2009 to June 2010. Adding to the easing effect, these sectors were also where the supply of new rental units rose the most in the past two years.

In the Gatineau sector, the vacancy rate reached 3.1 per cent this fall. There was little change in this sector overall, but conditions did ease in the case of larger apartments (with three or more bedrooms), for which the vacancy rate rose from 1.4 per cent in October 2009 to 4.7 per cent this past fall. Since the rents for these units are generally the highest in the metropolitan area and closer to the monthly mortgage payments for the most affordable homes, some renters were certainly tempted to buy a property.

In Aylmer, the vacancy rate reached 4.4 per cent in October 2010. Again this year, this sector remained one of the zones with the highest proportion of vacant units in the area. This can be attributed to the rents, which were the highest in the area, and to the

Figure 2



strong movement to homeownership. Aylmer was the sector where the most semi-detached and row housing units were built in the last year.

Hull, the sector accounting for over half of the rental housing stock in the area, remained the tightest market in the Quebec part of the CMA, with the vacancy rate there unchanged at 1.6 per cent in 2010. This was the third consecutive year that the proportion of vacant rental units stayed the same. The popularity of this sector is attributable to its proximity to Canada's capital and to the presence of many services, including institutions of higher learning. Hull best meets the needs of students and households without a vehicle, as most bus routes go through this sector. The colleges and universities that recently introduced new exclusive programs in the area continue to attract many students from elsewhere. Finally, it should be noted that rental housing construction in the Hull sector has been almost nil for the past two years, which helps keep the market tight.

Across the province

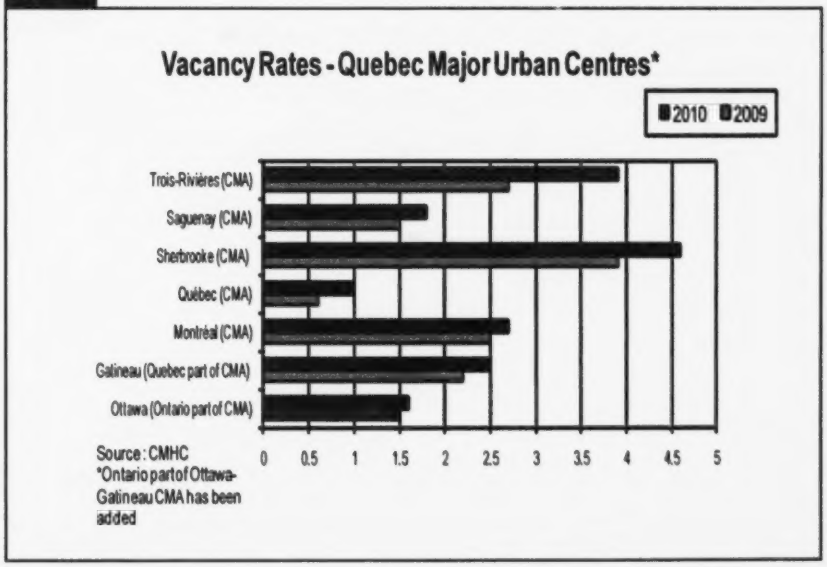
Across Quebec, rental market conditions eased in three CMAs: Québec, Trois-Rivières and Sherbrooke. While in the Québec CMA, the easing was slight, conditions softened more significantly in Sherbrooke (vacancy rate of 4.6 per cent in 2010, versus 3.9 per cent in 2009) and Trois-Rivières (3.9 per cent, versus 2.7 per cent). Rental market conditions in the province's other three metropolitan areas (Montréal, Gatineau and Saguenay), for their part, did not show any significant changes.

Rents on the rise

According to CMHC's estimates, the change in the average apartment rent was 2.1 per cent between October 2009 and October 2010. As was the case last year, the most marked hike was observed in the bachelor apartment category (+3.7 per cent). This change could be due to the tenant turnover, which is higher in small units. In the case of two-bedroom units, which account for more than half of the apartments in the area, the increase in the average rent was similar to the rise recorded for all apartment types combined (+2.2 per cent).

The overall average rent for the metropolitan area reached almost $700 per month in 2010. Much like in 2009, Aylmer recorded the highest rents in the area, with the average rent at $754 in October 2010, followed by

Figure 3



similar rents in Hull ($696) and the Gatineau sector ($688). In the outlying sector, the average rent was relatively lower, at $577. The gaps between the sectors can be mainly explained by the range of services offered. In the three central sectors (Aylmer, Hull and Gatineau), the rents were over $100 higher than the rates charged in the outlying sector.

According to the results of the survey conducted in the Gatineau area, this year, as in the past, renters had to pay about $100 more for each additional bedroom, as the average rents were $606 for one-bedroom apartments, $711 for two-bedroom apartments and $808 for units with three or more bedrooms. This difference of about $100 was recorded in all sectors, except in the outlying area, where the average rent gap between two-bedroom units and apartments with three or more bedrooms attained $151.

Large apartments being vacated

While the vacancy rates remained relatively stable for bachelor units and one- and two-bedroom apartments, they rose in October 2010 in the case of apartments with three or more bedrooms. In fact, 3.4 per cent of apartments with three or more bedrooms were unoccupied in October 2010, compared to 1.6 per cent a year earlier. It should be recalled that large apartments generally have the highest rents and that favourable credit conditions over the last year certainly prompted some renter households to buy a home.

Overall, market conditions for one- and two-bedroom apartments remained fairly stable in 2010 (rates of 2.3 per cent and 2.2 per cent, respectively). The only exception was the one-bedroom apartment category in Aylmer, for which conditions tightened, with the vacancy rate decreasing to 3.9 per cent this year (from 5.7 per cent in 2009).

Results by age of dwellings

A review of the results by year of construction of the apartments showed that the vacancy rates changed little in 2010 from 2009. Even if the slight variations were not sufficient to draw any conclusions, the data did indicate that older dwellings were apparently less popular. Structures built before 1960 posted a vacancy rate of 4.3 per cent.

Demand stable in smaller and larger structures

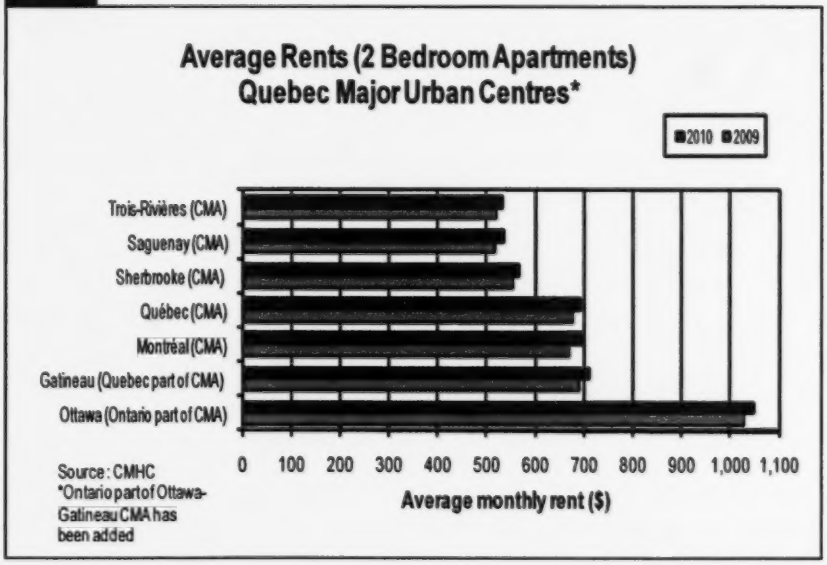
The proportion of vacant units in buildings of 50 or more units did not change from October 2009 to October 2010. The same can be said about small structures with 3 to 5 units, for which the vacancy rate remained at 3.5 per cent. Market conditions tightened, however, for buildings with 20 to 49 units (vacancy rate of 1.7 per cent, compared to 2.9 per cent in 2009).

Even though the average apartment rent was generally higher in structures with 100 or more units, these larger buildings recorded the lowest vacancy rate in the area, at 1.3 per cent, which does not support the homeownership trend hypothesis. In addition, apartments of all types were scarce, particularly units with three or more bedrooms, for which the survey results revealed no vacancies. However, the rental results for large structures varied from one sector to another in October 2010. In fact, the vacancy rates were 0.9 per cent in Hull and 3.1 per cent in Aylmer.

Vacancy rates by rent range remain unchanged

An analysis of the available data by rent range revealed no significant year-over-year changes in the vacancy rates. However, conditions did ease for apartments with three or more bedrooms renting for $700 to $799

Figure 4



(vacancy rate of 4.4 per cent in 2010, compared to 0.8 per cent in 2009).

Market conditions remained relatively unchanged in 2010, across all rent ranges. The vacancy rates varied only between 2.4 per cent and 3.2 per cent.

Rental affordability indicator

According to CMHC's rental affordability indicator, the level of affordability remained stable on the Gatineau rental market in 2010, as the indicator held steady at 131[2]. This year again, the rental market was more affordable in Gatineau than on the Ontario side of the CMA, where the estimated rental affordability indicator reached 110. When compared to the other CMAs in the province, however, Gatineau's affordability indicator was one of the lowest.

Availability rate stays relatively stable in 2010

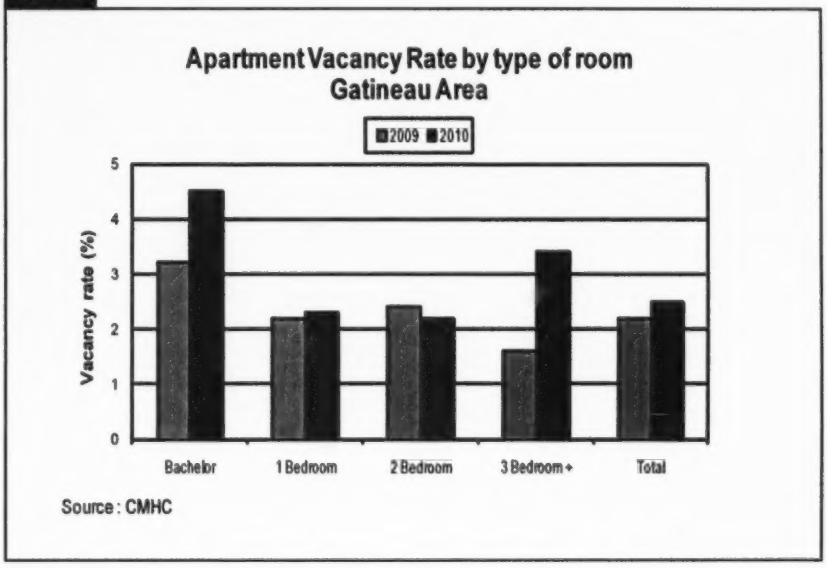
As was the case for the vacancy rate, the availability rate remained relatively stable, reaching 3.1 per cent this past fall. This rate reflects not only the vacant units but also the units for which the existing tenant has given, or has received, an official notice to move, and for which a new tenant has not signed a lease. The availability rate gives a broader idea of the short-term supply of unoccupied housing units.

Hull recorded the lowest availability rate in October 2010, at 1.9 per cent. In addition, large units were easier to find in the Quebec part of the CMA, as the availability rate of apartments with three or more bedrooms was on the rise and reached 4.0 per cent.

Outlook for 2011

The vacancy rate should edge up in 2011. The moderating economic growth and slower job creation in the area will slow down both the movement to homeownership and the formation of renter households. Consequently, the vacancy rate should reach 2.8 per cent in October 2011. Landlords will probably be more affected by the homeownership trend in the eastern part of the metropolitan area than in the other sectors, because this is where the most affordable homes in the area are located. Aylmer will again record a relatively high vacancy rate, on account of the generally higher rents charged there.

Figure 5



[2]An indicator value of 100 suggests that exactly 30 per cent of the median gross income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. When the affordability indicator is below 100, it indicates that more than 30 per cent of income is necessary to rent a two-bedroom apartment, while a value above 100 indicates that less than 30 per cent of income is necessary to rent a two-bedroom apartment. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Ottawa and Gatineau: Two Distinct Markets

While, geographically, Gatineau and Ottawa are only separated by a river, the rental markets in the two parts of the CMA differ in several respects.

For one thing, the Quebec side of the CMA had the highest proportion of large apartments. In fact, 55 per cent of Gatineau's rental housing stock was composed of two-bedroom apartments and 15 per cent, of apartments with three or more bedrooms. In Ottawa, these proportions were 40 per cent and 4 per cent, respectively. Smaller units therefore dominated in Ottawa, with 47 per cent of the rental housing stock being one-bedroom apartments, compared to 26 per cent in Gatineau.

Overall, the rental market was tighter on the Ontario side. The vacancy rate there was 1.6 per cent, compared to 2.5 per cent in Gatineau. Bachelor apartments showed the greatest difference, with a vacancy rate of 0.9 per cent in Ottawa, versus 4.5 per cent in Gatineau.

The rents were significantly higher of the south side of the Ottawa River. In fact, the average monthly rent reached $971, compared to $691 on the north side. As well, this significant gap has been growing, for apartments of all sizes. In the case of bachelor units, the average rent was $197 higher in Ottawa than in Gatineau. For two-bedroom apartments, the rent gap between the two shores was $337 and, for units with three or more bedrooms, the difference was $504.

Year over year, rents climbed more quickly in Ottawa. According to the estimates, rents were up by 3.1 per cent in October 2010 on the Ontario side, compared to 2.1 per cent in Gatineau.

NATIONAL VACANCY RATE DECREASED IN OCTOBER 2010

The average rental apartment vacancy rate in Canada's 35 major centres[3] decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

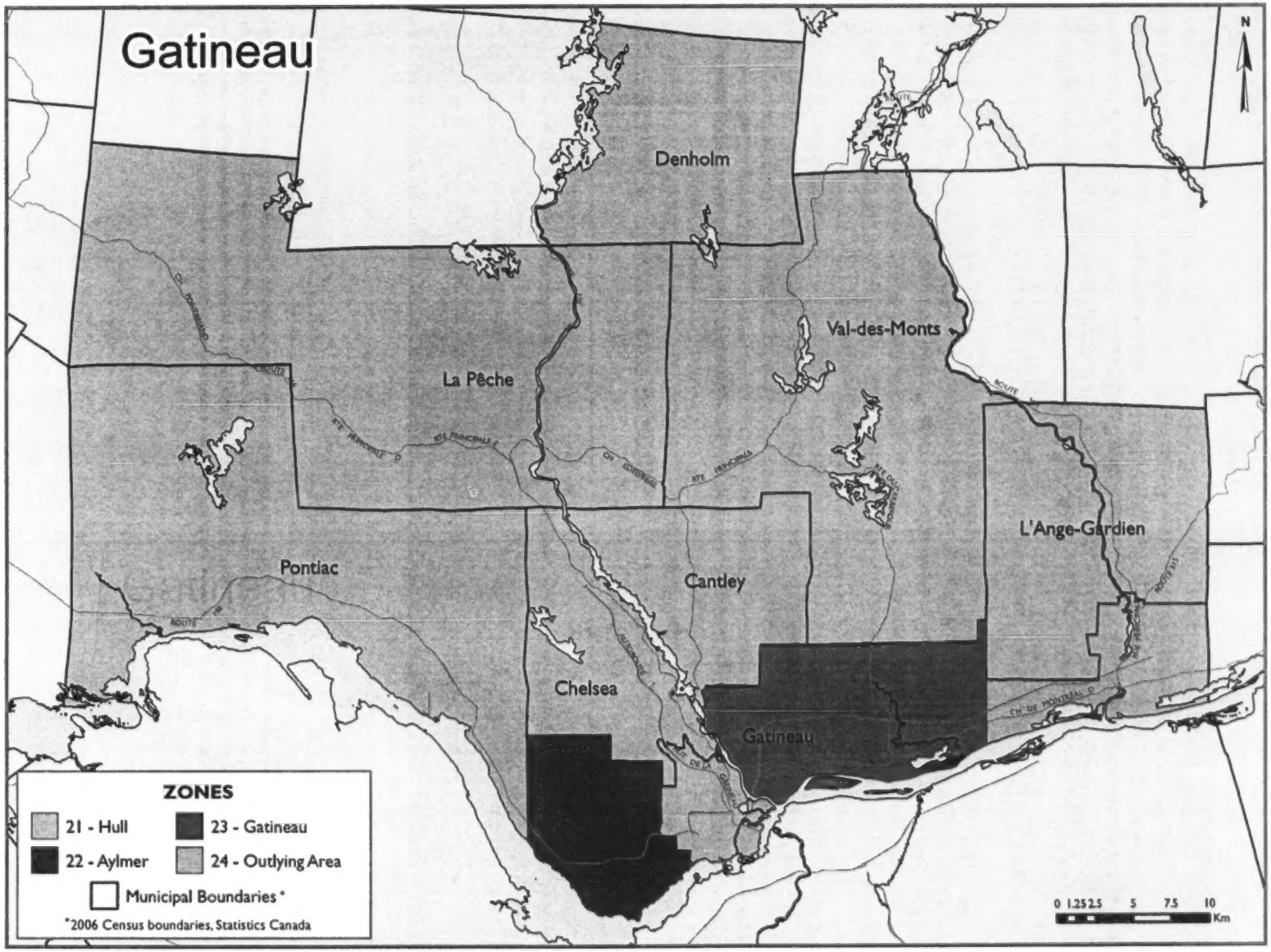
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[3] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Gatineau
Denholm
La Pêche
Val-des-Monts
L'Ange-Gardien
Pontiac
Cantley
Chelsea
Gatineau
N
ZONES
21 - Hull
23 - Gatineau
22 - Aylmer
24 - Outlying Area
Municipal Boundaries *
*2006 Census boundaries, Statistics Canada
0 1.252.5 5 7.5 10
Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (QUEBEC PORTION)	
Zone 21	**Hull:** Gatineau sector corresponding to the former municipality of Hull.
Zone 22	**Aylmer:** Gatineau sector corresponding to the former municipality of Aylmer.
Zone 23	**Gatineau:** Gatineau sector corresponding to the former municipality of Gatineau.
Zone 24	**Outlying area:** Gatineau sector corresponding to the former municipality of Buckingham, Gatineau sector corresponding to the former municipality of Masson-Angers, municipality of Chelsea, municipality of Cantley, municipality of La Pêche, municipality of Pontiac, municipality of Val-des-Monts, L'Ange-Gardien, Denholm.
Zones 21-24	**Ottawa-Gatineau CMA (Quebec portion)**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 21 - Hull	1.3 a	0.6 b	1.8 b	1.4 a	1.6 b	1.7 c	**	**	1.6 b	1.6 b
Zone 22 - Aylmer	9.7 c	11.8 d	5.7 b	3.9 b	4.6 b	3.9 b	2.8 c	4.7 d	5.0 b	4.4 b
Zone 23 - Gatineau	**	**	1.6 c	2.9 c	3.0 d	2.2 c	1.4 d	4.7 d	2.6 b	3.1 c
Zone 24 - Peripheral	**	**	**	**	1.4 a	3.7 d	**	**	2.3 c	4.8 d
Gatineau	**3.2 d**	**4.5 d**	**2.2 b**	**2.3 b**	**2.4 a**	**2.2 b**	**1.6 c**	**3.4 d**	**2.2 a**	**2.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 21 - Hull	509 a	512 a	598 a	615 a	709 a	730 a	818 a	837 a	674 a	696 a
Zone 22 - Aylmer	511 a	552 a	649 a	658 a	749 a	787 a	852 a	892 a	719 a	754 a
Zone 23 - Gatineau	550 a	560 b	577 a	593 a	679 a	691 a	762 a	783 a	670 a	688 a
Zone 24 - Peripheral	411 a	425 a	460 a	494 a	559 a	582 a	723 b	733 a	552 a	577 a
Gatineau	**511 a**	**518 a**	**590 a**	**606 a**	**690 a**	**711 a**	**791 a**	**808 a**	**669 a**	**691 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 21 - Hull	3 b	532	43 a	3,087	94 c	5,436	**	1,231	160 b	10,286
Zone 22 - Aylmer	9 d	78	14 b	366	40 b	1,011	7 d	160	71 b	1,615
Zone 23 - Gatineau	**	140	40 c	1,397	82 c	3,794	68 d	1,454	209 c	6,785
Zone 24 - Peripheral	**	39	**	232	29 d	792	**	125	58 d	1,188
Gatineau	**36 d**	**788**	**116 b**	**5,082**	**245 b**	**11,033**	**101 d**	**2,970**	**498 a**	**19,874**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 21 - Hull	1.3 a	0.8 d	3.0 c	2.0 b	2.1 b	2.0 c	**	**	2.3 b	1.9 b
Zone 22 - Aylmer	9.7 c	11.8 d	5.7 b	3.9 b	4.7 b	3.9 b	2.8 c	5.9 d	5.1 b	4.5 b
Zone 23 - Gatineau	**	**	2.0 c	3.8 d	3.2 d	3.3 c	1.4 d	5.6 d	2.8 b	4.2 c
Zone 24 - Peripheral	**	**	5.3 d	**	1.6 c	3.7 d	**	**	2.6 c	4.8 d
Gatineau	**3.2 d**	**5.1 d**	**3.0 c**	**2.9 a**	**2.7 a**	**2.8 a**	**1.6 c**	**4.0 c**	**2.7 a**	**3.1 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Gatineau CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 21 - Hull	3.2 c	3.2 c	2.7 b	3.2 b	2.6 b	2.3 b	2.4 b	2.5 b	2.5 a	2.4 a
Zone 22 - Aylmer	-1.3 a	5.6 a	1.1 a	0.5 a	++	2.4 a	1.7 b	++	0.6 a	1.1 a
Zone 23 - Gatineau	**	5.2 d	3.0 c	1.2 a	2.6 b	1.8 b	1.6 c	1.9 c	2.8 a	1.8 b
Zone 24 - Peripheral	**	**	++	++	++	**	++	++	++	**
Gatineau	**3.7 c**	**3.7 b**	**2.7 b**	**2.3 a**	**2.4 a**	**2.2 a**	**2.1 a**	**2.4 a**	**2.4 a**	**2.1 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Gatineau CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gatineau										
Pre 1960	**	**	**	**	**	**	**	**	3.8 d	4.3 d
1960 - 1974	2.8 c	3.7 d	1.7 b	2.1 a	2.3 c	2.0 c	1.0 a	**	2.0 b	2.5 b
1975 - 1989	**	**	2.5 b	1.9 b	2.8 a	2.4 b	1.9 c	2.9 c	2.7 a	2.4 a
1990 - 1999	**	n/s	0.4 b	0.3 b	1.0 d	**	0.4 b	**	0.7 b	1.5 c
2000+	**	**	0.5 b	**	2.4 c	**	**	1.1 d	1.9 c	2.4 c
Total	3.2 d	4.5 c	2.2 b	2.3 b	2.4 a	2.2 b	1.6 c	3.4 d	2.2 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Gatineau CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gatineau										
Pre 1960	488 b	466 c	524 a	535 a	587 b	650 a	735 b	754 b	563 a	615 a
1960 - 1974	525 a	542 a	607 a	624 a	670 a	704 a	773 a	803 a	648 a	675 a
1975 - 1989	507 a	467 b	602 a	616 a	672 a	686 a	780 a	784 a	666 a	677 a
1990 - 1999	473 d	n/s	558 a	578 a	717 a	729 a	753 b	770 a	700 a	711 a
2000+	**	**	641 a	630 a	840 a	852 a	885 a	905 a	802 a	818 a
Total	511 a	518 a	590 a	606 a	690 a	711 a	791 a	808 a	669 a	691 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gatineau										
3 to 5 Units	**	**	4.0 d	**	3.7 d	**	**	**	3.5 d	3.5 d
6 to 19 Units	**	**	1.1 a	2.7 c	1.7 b	2.6 c	**	**	1.5 a	2.5 b
20 to 49 Units	1.7 a	0.0 a	3.1 a	1.8 a	2.9 a	1.7 a	3.0 a	2.3 a	2.9 a	1.7 a
50 to 99 Units	2.8 a	2.8 a	1.6 a	2.3 a	3.3 a	3.4 a	3.7 a	1.9 a	2.5 a	2.7 a
100+ Units	1.3 a	1.3 a	1.8 a	1.4 a	1.3 a	1.3 a	0.7 a	0.0 a	1.5 a	1.3 a
Total	3.2 d	4.5 d	2.2 b	2.3 b	2.4 a	2.2 b	1.6 c	3.4 d	2.2 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)
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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gatineau										
3 to 5 Units	483 b	508 b	521 a	555 a	660 a	700 a	777 a	826 a	640 a	688 a
6 to 19 Units	454 c	412 b	566 a	567 a	673 a	688 a	805 a	794 a	663 a	676 a
20 to 49 Units	482 a	501 a	601 a	622 a	706 a	719 a	732 a	745 a	682 a	698 a
50 to 99 Units	546 a	566 a	622 a	632 a	717 a	737 a	787 a	802 a	668 a	686 a
100+ Units	561 a	582 a	672 a	683 a	775 a	794 a	896 a	936 a	722 a	738 a
Total	511 a	518 a	590 a	606 a	690 a	711 a	791 a	808 a	669 a	691 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Gatineau CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 21 - Hull	3.1 d	**	0.7 a	**	2.4 a	1.1 a	2.0 a	2.4 a	1.2 a	0.9 a
Zone 22 - Aylmer	**	**	5.7 b	3.5 c	**	**	**	**	2.9 a	3.1 a
Zone 23 - Gatineau	**	5.0 d	1.3 a	2.4 c	3.3 a	2.0 a	3.4 a	2.8 a	n/u	n/u
Zone 24 - Peripheral	**	3.7 d	**	**	n/u	n/u	n/u	n/u	n/u	n/u
Gatineau	3.5 d	3.5 d	1.5 a	2.5 b	2.9 a	1.7 a	2.5 a	2.7 a	1.5 a	1.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Gatineau CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gatineau										
LT $500	**	**	**	**	0.0 d	0.0 d	**	n/s	**	**
$500 - $599	2.7 c	**	2.7 c	2.5 c	**	**	**	**	3.1 d	3.2 d
$600 - $699	3.2 b	**	1.9 b	2.5 b	2.3 b	2.5 c	1.3 d	1.3 d	2.1 b	2.4 b
$700 - $799	n/s	n/s	2.7 c	1.1 a	2.2 a	1.9 b	0.8 d	4.4 d	1.9 a	2.4 b
$800 - $899	n/s	n/s	**	**	1.4 a	**	**	2.4 c	1.9 c	**
$900+	n/s	n/s	**	**	**	**	**	**	**	**
Total	3.2 d	4.5 d	2.2 b	2.3 b	2.4 a	2.2 b	1.6 c	3.4 d	2.2 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Gatineau CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Gatineau										
LT $500	**	**	**	**	0.0 d	0.0 d	**	n/s	**	**
$500 - $599	2.7 c	**	2.7 c	2.5 c	**	**	**	**	3.1 d	3.2 d
$600 - $699	3.2 b	**	1.9 b	2.5 b	2.3 b	2.5 c	1.3 d	1.3 d	2.1 b	2.4 b
$700 - $799	n/s	n/s	2.7 c	1.1 a	2.2 a	1.9 b	0.8 d	4.4 d	1.9 a	2.4 b
$800 - $899	n/s	n/s	**	**	1.4 a	**	**	2.4 c	1.9 c	**
$900+	n/s	n/s	**	**	**	**	**	**	**	**
Total	3.2 d	4.5 d	2.2 b	2.3 b	2.4 a	2.2 b	1.6 c	3.4 d	2.2 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

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